

LANDSCAPE SCHEDULE

KEY	BOTANICAL / COMMON NAME	SIZE	QTY. TOTAL	REMARKS
IO	ILEX OPACA AMERICAN HOLLY	5'-6" B&B	7	SEE EVERGREEN TREE PLANTING DETAIL
JV	JUNIPERUS VIRGINIANA EASTERN REDCEDAR	5'-6" B&B	9	SEE EVERGREEN TREE PLANTING DETAIL

PLANTS SELECTED FROM THE RECOMMENDED TREE AND SHRUB SPECIES FOR REFORESTATION OF RESOURCE PROTECTION AREAS IN FAIRFAX COUNTY, VIRGINIA.

K. M. G.
KATHLEEN L. MCGOVERN, I.S.A. CERTIFIED ARBORIST #MA-4162 2/5/07

NOTES:

- STAKE EVERGREEN TREES UNDER 12' ONLY IF NOTED ON PLANS
- PRUNE ONLY TO REMOVE DAMAGED OR BROKEN BRANCHES
- REMOVE ALL STAKES WITHIN THE FIRST YEAR'S PLANTING
- TREE SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT DID TO NURSERY FIELD GROWTH GRADE
- 18" MIN. MULCH LINE PAST CANOPY OF TREE AT TIME OF FINAL INSPECTION

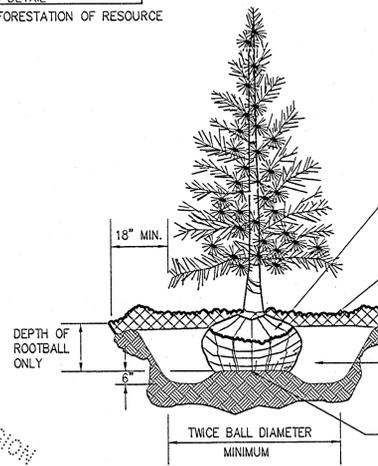
REMOVE TOP 1/3 OF BURLAP FROM BALL AND CUT/REMOVE ALL ATTACHED STRING AND ROPE (IF WIRE BASKET IS USED IN CONJUNCTION WITH BURLAP BALL THEN CUT THE TOP 2/3 OF THE BASKET AND REMOVE CUTTINGS FROM PLANTING HOLE.)

4" SHREDDED HARDWOOD MULCH (DO NOT MOUND NEAR TRUNK)

4" MOUNDED MULCH SAUCER AROUND PIT

BACKFILL WITH A MIXTURE OF TOPSOIL AND EXISTING TOPSOIL FROM PLANTING HOLE. IF CLAY SOILS EXIST, REPLACE CLAY WITH TOPSOIL

WATER AFTER MULCHING. LIGHTLY TAMPS SOIL UNDER BALL



EVERGREEN TREE PLANTING
NOT TO SCALE

GENERAL NOTES

1. THE PROPERTY IS DELINEATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP NUMBER 61-2-001-16 AND IS CURRENTLY ZONED R-3.
2. OWNER: GREEK ORTHODOX CHURCH OF NORTHERN VIRGINIA, PO BOX 1065, FALLS CHURCH, VIRGINIA 22041
3. THIS PLAT DOES NOT NECESSARILY SHOW ALL COVENANTS, RESTRICTIONS AND EASEMENTS THAT MAY AFFECT THE PROPERTY.
4. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, ALL UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE ON THIS PROPERTY ARE SHOWN ON THIS PLAN.
5. TOPOGRAPHIC INFORMATION IS BASED ON A FIELD RUN BY OTHERS. CONTOUR INTERVAL IS 2 FEET.
6. BASED ON AVAILABLE MAPS AND RECORDS, THERE ARE NO KNOWN BURIAL SITES ON THIS PROPERTY.
7. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
8. THE REQUIRED TREE COVER WAS PROVIDED AS PART OF SITE PLAN 398-SP-01-1.
9. THIS PLAN IS CONCEPTUAL AND IS INTENDED FOR USE IN CONJUNCTION WITH THE LAND USE APPROVAL PROCESS. IT IS NOT AN ENGINEERING CONSTRUCTION DRAWING AND MINOR, DEVIATIONS AND ADJUSTMENTS MAY BE REQUIRED AND ARE TO BE EXPECTED AS PART OF THE SITE PLAN APPROVAL PROCESS.
10. THE PROPOSED DEVELOPMENT CONFORMS TO ALL APPLICABLE FAIRFAX COUNTY ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.
11. STORMWATER MANAGEMENT WAS PROVIDED AS PART OF SITE PLAN 398-SP-01-1. THE PROPOSED CHANGE OF USE WILL NOT ADD ANY ADDITIONAL IMPERVIOUS AREA TO THE SITE. NO ADDITIONAL STORMWATER MANAGEMENT MEASURES ARE REQUIRED.
12. EXISTING VEGETATION TO REMAIN.
13. PER SP 93-M-119, DATED APRIL 6, 1994, THE BARRIER REQUIREMENT WAS WAIVED ALONG ALL LOT LOT LINES, EXCEPT THE EASTERN LOT LINE. A SIX FOOT HIGH WOODEN FENCE WAS ADDED TO THE EASTERN LOT LINE AND SUPPLEMENTAL PLANTINGS WERE ADDED AS PART OF THE PREVIOUS SITE PLAN, 398-SP-01-1.
14. PER 398-SP-01-1, THE SITE CURRENTLY MEETS ALL OF THE TRANSITIONAL SCREENING AND PLANTING REQUIREMENTS DESCRIBED IN CONDITION #10 OF SP 93-M-119, DATED APRIL 6, 1994, AS AMENDED BY THE INTERPRETATION APPROVED ON DECEMBER 22, 1999.
15. THERE ARE NO ANTICIPATED LAND DISTURBING ACTIVITIES REQUIRED TO ESTABLISH THE PROPOSED USE; THEREFORE, NO EXISTING VEGETATION MAP IS REQUIRED.
16. PROPOSED OUTDOOR PLAY AREA TO CONSIST OF RUBBER MULCH SURFACE.

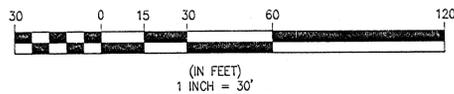
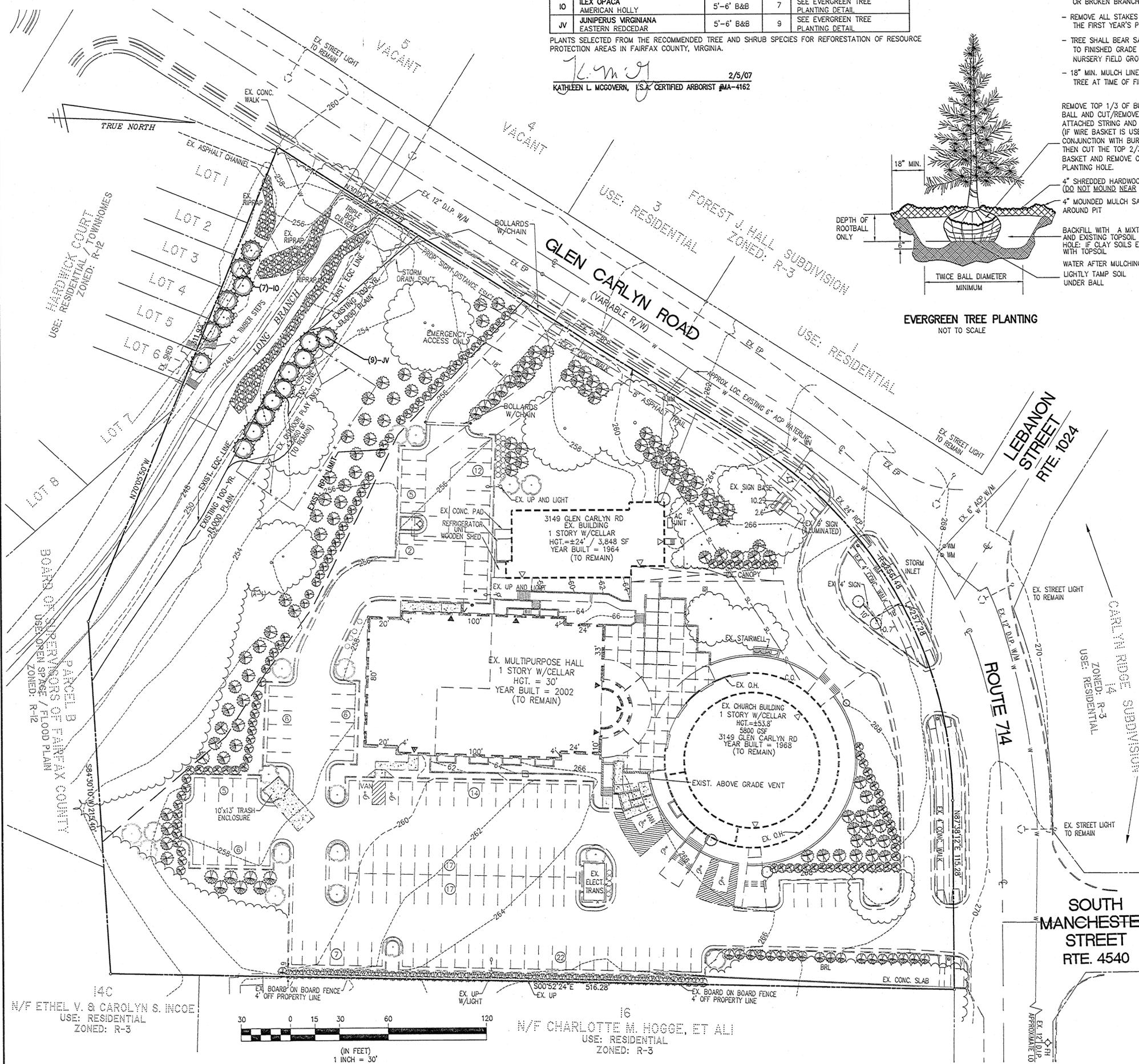
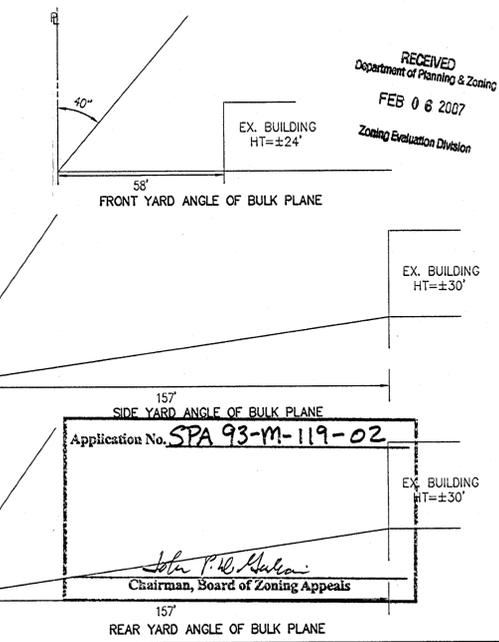
ZONING TABULATION

ZONE: R-3	MINIMUM REQUIRED UNLESS SPECIFIED	PROVIDED
LOT AREA:	NO REQUIREMENT	192,971 SF/4.43 AC
LOT WIDTH:	NO REQUIREMENT	N/A
MAXIMUM BUILDING HEIGHT:	60 FEET	±54 FEET
YARD REQUIREMENTS:		
FRONT SIDE	40' ABP, >30'	58 FEET
REAR	35' ABP, >10'	84 FEET
MAXIMUM FAR:	0.3, OR 57,891 GFA	0.14, OR 26,877 GFA
OPEN SPACE:	15%, OR 26,946 SF	54%, OR 103,800 SF
INTERIOR PARKING:	5% OR 2,350 SF	5% OR 2,370 SF
LOT LANDSCAPING:	20% OR 32,790 SF	57% OR 95,000 SF

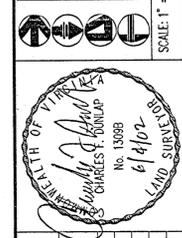
PARKING TABULATION

PARKING PROVIDED:	132 (INCLUDING 5 ACCESSIBLE SPACES) *
PARKING REQUIRED:	148 SPACES
CHURCH	525 SEATS @ 15P/4 SEATS = 132 SPACES
NURSERY SCHOOL	80 CHILDREN @ 0.19 SPACES PER CHILD = 16 SPACES

* APPROVAL OF A SHARED PARKING AGREEMENT REQUESTED WITH THIS PLAN



WALTER L. PHILLIPS
INCORPORATED
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DATE: 6/1/02; REV. 2/19/07



NO.	DESCRIPTION	DATE	REV. BY	APPROVED BY	DATE
1	ADJUSTED EDC. LINE	8/20/02			
2	REVISION	4/13/06			
3	REVISION	6/27/06			

SPECIAL PERMIT AMENDMENT PLAT
ST. KATHERINE'S GREEK ORTHODOX CHURCH
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA